



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon
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Wells Fargo Bank N.A. successor by merger to
Wachovia, N.A.

In Re:
Gerald Stephen Windos, debtor
Shelley Windos, co-debtor

Order Filed on December 14, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 22-15202 MBK

Chapter: 13

Hearing Date: 12/14/2022

Judge: Michael B. Kaplan

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: December 14, 2022

A handwritten signature of Michael B. Kaplan, written in black ink and underlined.

Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of Wells Fargo Bank N.A. successor by merger to Wachovia, N.A., under Bankruptcy Code section 362(a) and 1301 (c) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

- Real Property More Fully Described as:

Land and premises commonly known as 74 Robins Place, Metuchen NJ 08840

- Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that the co-debtor stay is vacated.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16